

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – VMRDA - Change of land use from Residential land use to Commercial land use at D.No.9-14-10/4, 9-14-10/5, VIP Road, Ward No.16, Plot Nos. 62 & 63, in T.S.No.71P of Waltair Ward, Visakhapatnam to an extent of 535.05 Sq.mts. – Applied by M/s Dharmana Developers, Rep by its Proprietor Sri Dharmana Kalidas – Draft variation – Confirmation - Orders – Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT
G.O.MS.No. 165

Dated: 04-09-2020

Read the following:-

1. From the MC, VMRDA, Lr.Rc.No.11023/13/2019/L4,(e-861984) Dated: 14.10.2019 and Dated:10.02.2020.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo.No.2987465/M1/2019, Dated:10.07.2020.
5. Notification No.181, Dated:10.07.2020 published in Part-I of Andhra Pradesh Gazette.
6. **From the MC, VMRDA** Lr.Rc.No.11023/13/2019 (e-861984), Dated: 18.08.2020.

ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.181, Part-I, Dated:10.07.2020. In the letter 6th read above the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid the required charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated: 04.09.2020.

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,
Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

(PTO)

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Copy to:

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The applicant through the Metropolitan Commissioner, Visakhapatnam Metropolitan
Region Development Authority, Visakhapatnam.
The District Collector, Visakhapatnam District

//FORWARDED :: BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government hereby makes the following variation to the land use envisaged in the Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345, MA, dt: 30.06.2006, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.181, Part-I, dt:10.07.2020 as required under sub-section (3) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The Plot Nos.62&63 bearing D.Nos.9-14-10/4 & 9-14-10/5 in T.P.No.200/59 falling in TS.No.71/part of Waltair Ward, Visakhapatnam Urban(M) Visakhapatnam District, admeasuring an area of 640.00 Sq. Yds or 535.05 Sq. Mts., the boundaries of which are given in the schedule below which was earmarked for Residential Use in Sanctioned Zonal Development Plan of Visakhapatnam vide G.O.Ms.No.345 MA dated 30.06.2006 is now designated for Commercial Use which was shown in Zonal Development Plan of Visakhapatnam Master Plan, 2021 and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority(VMRDA), Visakhapatnam subject to the following conditions;-

1. obtaining revised building permission from the local body as per prevailing rules in force for commercial purpose.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
4. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

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7. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH: Existing 30' Road.

EAST: Existing 80' Wide Road.

SOUTH: Existing 30' Wide Road.

WEST: Existing building bearing D.No.9-14-11 belongs to Sri P. Narasinga rao.

**J.SYAMALA RAO
SECRETARY TO GOVERNMENT**

SECTION OFFICER